

TENNESSEE GENERAL ASSEMBLY
FISCAL REVIEW COMMITTEE



FISCAL NOTE

HB 716 - SB 895

March 11, 2021

SUMMARY OF BILL: Establishes that within certain counties the *Uniform Residential Landlord and Tenant Act* (Act) preempts all statutes governing the regulation of landlords and tenants and prohibits such counties from enacting regulations which add to, or conflict with, regulations therein.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- The Act:
 - Applies to the regulation of privately-owned rental properties within 17 counties; and
 - Establishes certain requirements for rental agreements, landlord obligations, tenant obligations, and how issues of noncompliance are remedied between private parties.
- This analysis assumes that statutes governing health, safety, fraud, fire safety, and zoning will remain in effect as not directly in conflict with provisions established by the Act nor specifically regulating landlords and tenants.
- Prohibiting such counties from enacting regulations which are in addition to, or conflict with, such provisions regarding rental agreements between private parties will not result in any significant fiscal impact to state or local government.

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumptions:

- This analysis assumes that statutes governing health, safety, fraud, fire safety, and zoning will remain in effect as not directly in conflict with provisions established by the Act nor specifically regulating landlords and tenants.

- The proposed language may result in fewer regulations governing rental agreements between landlords and tenants; however, any decrease in such regulations is not estimated to significantly impact commerce or jobs in Tennessee.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Bojan Savic". The signature is written in a cursive, flowing style.

Bojan Savic, Interim Executive Director

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